



51 Charborough Close, Lytchett Matravers, Poole, BH16 6HE

Asking Price **£525,000**

- Four Bedrooms
- Double Garage
- Gas Central Heating
- Cul-De-Sac Location
- Separate Study
- Detached Family Home
- Fantastic Garden
- Large Conservatory
- Modern Bathroom & En-Suite
- Huge Future Potential!

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We are delighted to offer for sale this spacious detached family home tucked away in a quiet cul-de-sac within the ever popular village of Lytchett Matravers with wrap around gardens and double garage!



Council Tax Band: E



Charborough Close

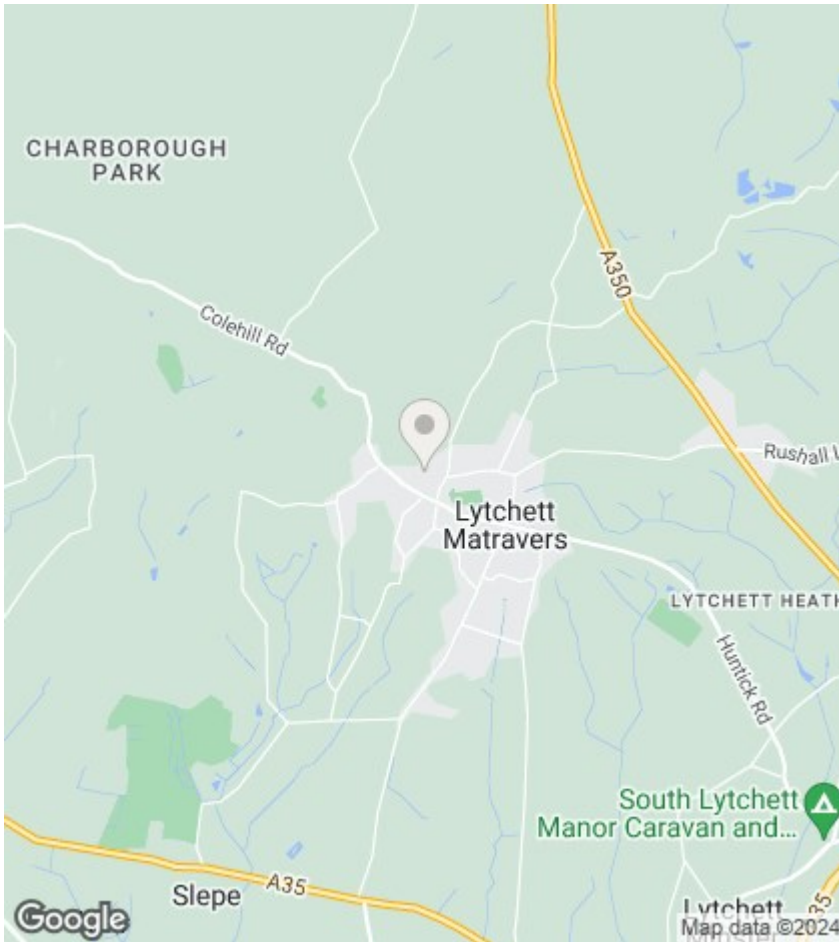
This delightful property is situated in a cul-de-sac towards the end of Charborough Close and has spacious accommodation briefly comprising; four bedrooms with en-suite shower to bedroom one, extended lounge, kitchen open to a dining space, large conservatory, study, family bathroom and downstairs toilet.

Further benefits include; gas central heating, double glazing, modern bathrooms installed in 2023, Portland stone fireplace with gas fire, solar hot water system, double garage and so much more.

The discreet corner position of the property is a particularly attractive feature making the rear garden a haven of enviable space and potential. Facing primarily south and west, there is a large area laid to lawn with the whole garden being surrounded by mature trees, shrubs and bushes. As the garden wraps around the property, you will find a large space dedicated to vegetable growing behind the double garage, variety of fruit trees, a generous garden shed and greenhouse.

Lytchett Matravers is a well serviced village approximately five miles west of Poole with desirable local schooling, a variety of shops, doctors surgery, pharmacy and library.

In our opinion, this property will make an ideal family home and internal viewings come highly recommended to appreciate everything this home can offer.



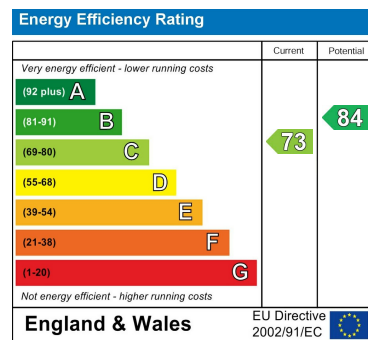
Directions

Viewings

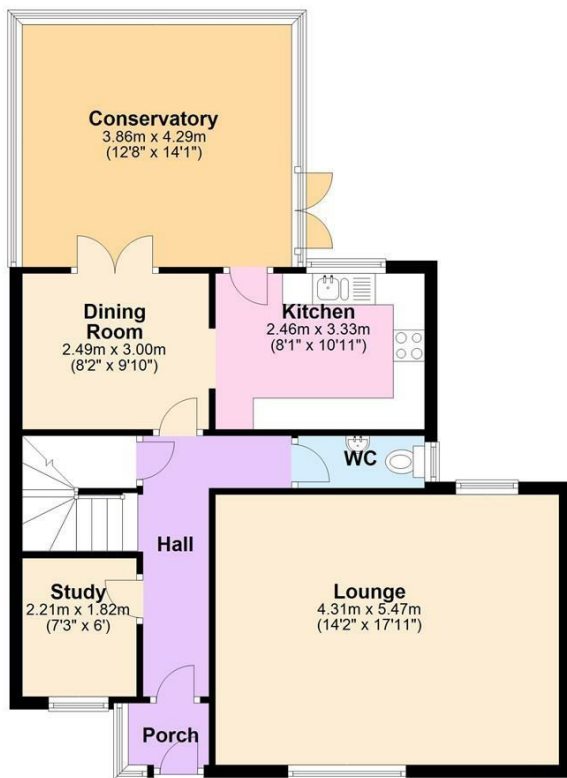
Viewings by arrangement only. Call 01202 622101 to make an appointment.

EPC Rating:

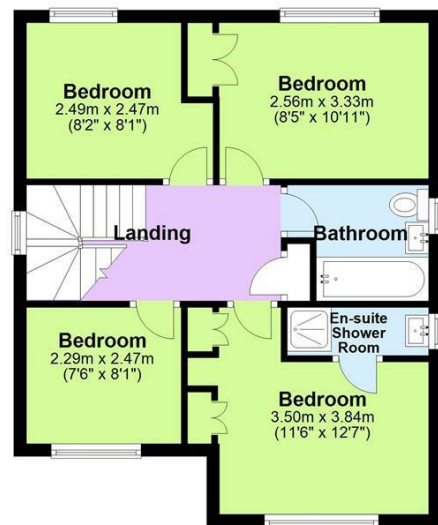
C



Ground Floor



First Floor



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006) Plan produced using PlanUp.